

MINUTES

STATE BUILDING COMMISSION MEETING

March 9, 2006

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

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| 11:10 a.m. | Department of Children's Services | Deputy Commissioner Tom Riche |
| 11:11 a.m. | Military Department | General David Greer |
| 11:12 a.m. | Tennessee Board of Regents | Vice Chancellor David Gregory |
| 11:22 a.m. | University of Tennessee | Assistant Vice President Alvin Payne |
| 11:42 a.m. | Department of Finance and Administration | |
| 11:45 a.m. | State Building Commission | |

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Lieutenant Governor John S. Wilder, Speaker of the Senate

OTHERS PRESENT

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| Mike Fitts, State Architect | George Criss, University of Tennessee |
| Georgia Martin, Dept of Finance and Administration | Mike Morrow, Department of Finance and Administration |
| Charles Garrett, Dept of Finance and Administration | Mark Cherpack, Department of Finance and Administration |
| Charles Harrison, Comptroller's Office | Jim Gordon, Department of Children's Services |
| Mark Wood, Secretary of State's Office | Glenn Binkley, Tennessee Technological University |
| Janie Porter, Attorney General's Office | Tiffany Davidson, Tennessee Technological University |
| Genie Whitesell, Attorney General's Office | Kim Chamberlin, Upland Design Group |
| Nancy Blevins, Dept of Finance and Administration | Garry Askew, Bauer Askew Architecture |
| Jerry Preston, Tennessee Board of Regents | Michelle Crowder, Bullock Smith & Partners |
| Diane Uhler, Tennessee Board of Regents | Mike Hayes, Bullock Smith & Partners |
| Colonel Willard Finch, Military Department | Grant Tharp, Barge Waggoner Sumner Cannon |
| Pat Haas, Bond Finance | |
| George Brummett, Department of Finance and Administration | |

Lieutenant Governor Wilder called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF CHILDREN'S SERVICES

11:10 a.m.

Deputy Commissioner Tom Riche requested action on the following matter.

JOHN S. WILDER YOUTH DEVELOPMENT CENTER, SOMERVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$265,000.00 to \$280,000.00 (\$15,000.00 increase) of a project to **Replace Fire Alarm** at John S. Wilder Youth Development Center, Somerville, Tennessee.

Revised Estimated Project Cost: \$280,000.00

SBC Project No. 144/011-02-2003

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MILITARY DEPARTMENT

11:11 a.m.

General David Greer requested action on the following matters.

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Fire Suppression System** at USP & FO complex, Houston Barracks, Nashville, and the selection of Thomas-Miller & Partners to design and supervise the project.

Estimated Project Cost: **\$250,000.00**
SBC Project No. 361/067-01-2006

ORGANIZATIONAL MAINTENANCE SHOPS – ATHENS & CHATTANOOGA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Structural Repairs & Reroofing** at the Organizational Maintenance Shops in Athens and Chattanooga, with work to be accomplished by in-house consultants.

Estimated Project Cost: **\$160,000.00**
SBC Project No. 361/000-01-2006

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TENNESSEE BOARD OF REGENTS

11:12 a.m.

Vice Chancellor David Gregory requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE

- 1) Approved a request for a revision in estimated project cost and funding from \$7,478,500.00 to \$8,178,500.00 (a \$700,000.00 increase) and acknowledgement of source of funding of the project for **McCord Building Renovation** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: **\$8,178,500.00**
SBC Project No. 166/003-01-2000

- 2) Approved a request for a revision in estimated project cost and funding from \$550,000.00 to \$700,000.00 (a \$150,000.00 increase) and acknowledgement of source of funding of the project for **Parking Lot Improvements** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: **\$700,000.00**
SBC Project No. 166/003-03-2005

UNIVERSITY OF MEMPHIS, MEMPHIS

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$300,000.00 to \$460,000.00 (a \$160,000.00 increase), and acknowledgement of source of funding for **Rawls Hall Elevator Replacement** at University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: **\$460,000.00**
SBC Project No. 166/007-08-2005

- 2) Approved a request for a revision in estimated project cost and funding from \$348,500.00 to \$385,000.00 (a \$36,500.00 increase) and acknowledgment of source of funding for **Field House Renovations** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: **\$385,000.00**
SBC Project No. 166/007-12-2004

CLEVELAND STATE COMMUNITY COLLEGE, CLEVELAND

- 1) Mr. Gregory presented a request to cancel a project for **Technology Building Renovation for Early Learning Center** at Cleveland State Community College in Cleveland, Tennessee. He stated that enrollment at the college has declined over the past ten years, and that the gift funds will be utilized in a different manner. The Commission approved the request as presented.

Estimated Project Cost: \$ 250,000.00
SBC Project No. 166/013-02-2002

MOTLOW STATE COMMUNITY COLLEGE, SMYRNA

- 1) Approved a request for a revision in estimated project cost and funding from \$2,700,000.00 to \$2,725,000.00 (a \$ 25,000.00 increase), and acknowledgment of source of funding for **Rutherford County Teaching Site Replacement** at Motlow State Community College in Smyrna, Tennessee.

Revised Estimated Project Cost: \$2,725,000.00
SBC Project No. 166/021-01-2003

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN

- 1) At the Board's request, the Commission referred to the Subcommittee, with authority to act, a request for approval of a revision in source of funding, reallocation of funding, and acknowledgement of source of funding for **Livingston Center Addition and Renovation** for Volunteer State Community College in Gallatin, and approval of a change order to Mid-State Construction Company and approval to adjust the base amount of a construction contract for the purpose of reporting change orders.

Estimated Project Cost: \$ 5,140,000.00
SBC Project No. 166/025-05-2004

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE

- 1) Approved a request for a revision in estimated project cost and funding from \$ 18,140,000.00 to \$22,200,000.00 a \$4,060,000.00 increase), acknowledgement of source of funding, and approval of the Early Design Phase of the project for **New Nursing and Health Services Building** at Tennessee Technological University in Cookeville, as presented by the joint venture designers from Bauer Askew Architects and Upland Design Group.

Revised Estimated Project Cost: \$22,200,000.00
SBC Project No. 166/011-03-2002

DISCUSSION OF BIDS

- 1) **Middle Tennessee State University, Murfreesboro**
(Sewer and Steam Manhole Updates)
SBC Project No. 166/009-02-2005
Bid date: 01-Mar-06
SBC Action: Referred to Subcommittee with authority to act
- 2) **Chattanooga State Technical Community College, Chattanooga**
(Computer Center HVAC Replacement)
SBC Project No. 166/012-01-2005
Bid date: 08-Mar-06
SBC Action: Referred to Subcommittee with authority to act
- 3) **Tennessee Technological University, Cookeville**
(Housing Fire Safety Upgrades)
SBC Project No. 166/011-04-2004
Bid date: 08-Mar-06
SBC Action: Referred to Subcommittee with authority to act

UNIVERSITY OF TENNESSEE

11:22 a.m.

Assistant Vice President Alvin Payne requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Site and Facilities Evaluation** of TVA Test Track property in Chattanooga, and the selection of Franklin Associates to design and supervise the project.

Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-2006

- 2) Approved a request for a revision in funding from \$1,400,000.00 to \$1,525,000.00 (\$125,000.00 increase) of a project for **Campus Landscaping** at the University of Tennessee Chattanooga, and authorization to award a contract to P&C Construction, Inc., in the amount of \$1,222,141.00, based on bids received March 16, 2006.

Revised Estimated Project Cost: \$1,525,000.00
SBC Project No. 540/005-05-2004

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Facilities Evaluation** of the TVA East Tower in Knoxville, and the selection of Studio 4 Design to perform the evaluation.

Secretary Darnell asked if there was a possibility that TVA would be interested in disposing of, and if the University would have a need for, both towers. Mr. Payne responded that there are things they could do with both towers, and they will certainly need to look at that.

Estimated Project Cost: \$50,000.00
SBC Project No. 540/009-02-2006

- 2) Approved the Early Design Phase of a project for **Business Incubator Building** at the University of Tennessee, Knoxville, as presented by Barge-Waggoner-Sumner-Cannon, Inc.

Estimated Project Cost: \$2,500,000.00
SBC Project No. 540/009-18-2004

- 3) Approved the Early Design Phase of a project for **New Softball Stadium** at the University of Tennessee, Knoxville, as presented by Bullock Smith & Partners.

Estimated Project Cost: \$5,000,000.00

SBC Project No. 540/009-05-2005

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:42 a.m.

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a project and acknowledgement of the source of funding for **Emergency Repairs** at the Davy Crockett Tower, Nashville, and selection of a designer to design and supervise the project. He stated that the project involved the repair of interior building systems and finish components which have been damaged from water infiltration. He said the scope of work will improve the design of the exterior building envelope to mitigate against further water damage and negative indoor air quality. Secretary of State Darnell asked if the mold problem was caused by the design or construction of the building. Mr. Fitts responded that it was difficult to say, but it could be attributed to one or the other. Secretary Darnell asked if they have asked the Attorney General about recovery of damages. Charles Garrett responded that the building is 20 years and, frankly, the State didn't take care of it.

After discussion, the Commission approved the request as presented including the selection of Gobbell-Hays Partners to design and supervise the project.

Estimated Project Cost: \$3,000,000.00
SBC Project No. 529/077-01-2006

MIDDLE TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$100,000.00 to \$140,000.00 (\$40,000.00 increase) of a project for **Feasibility Study** for a consolidated institutional campus in Middle Tennessee dedicated to the service training of sworn officers to include an evaluation of the Tennessee Correction Academy program in Tullahoma, Tennessee.

Revised Estimated Project Cost: \$140,000.00
SBC Project No. 529/000-03-2004

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a grant with Metro in the amount of \$20,000.00 as the State's portion of the radio communications system in the State steam tunnel on a project for **State Government Security Improvements** at the Capitol Complex in Nashville, Tennessee.

Estimated Project Cost: \$600,000.00
SBC Project No. 460/001-01-2003

SPECIAL ITEM

- 1) Mr. Fitts discussed the proposed arrangement with Metro Nashville Government relative to decoupling the William R. Snodgrass Tennessee Tower by District Energy System (DES). After discussion, the Commission approved any work required for the State to maintain service during the decoupling work, as long as Metro pays for it.

SBC Project No. 529/079-01-2005

LIBRARY & ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$220,000.00 to \$244,000.00 (\$24,000.00 increase) of a project for **Exterior Stabilization** at the Library & Archives Building, Nashville, and authorization to award a contract to Wasco, Inc. in the amount of \$196,735.00, which includes the base bid and Alternates 1 & 2, received on February 28, 2006.

Revised Estimated Project Cost: \$244,000.00

SBC Project No. 529/043-02-2003

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a project to utilize the University of Tennessee College of Architecture and Design for **Design and Planning Assistance** to the State Architect's Office and Real Property Administration for the Capitol Complex in Nashville, Tennessee.

Estimated Project Cost: \$10,000.00

SBC Project No. 529/000-01-2006

DISCUSSION OF BIDS

- 1) **Former TN State Prison**
(Site Demolition & Stabilization)
SBC Project No. 529/000-04-2004
Bid date: 3/9/06
SBC Action: Referred to Subcommittee with authority to act

Charles Garrett distributed an Information Paper regarding the status of work being done at the Legislative Plaza and State Capitol. The Commission approved adding \$282,000 to complete the Renovation project at the Legislative Plaza under SBC No. 529/045-03-2000.

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes from the State Building Commission meeting held on February 9, 2006.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

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|------|--|------------------------------------|
| 1. | Legislative Plaza (Committee Rooms 29, 30, 31 – Phase 2) Change Order No. 5 Change Order Amount: \$110,870.00 Change Order Percent: 17.49 Cumulative Percent 31.06 SBC Project No. 529/045-03-2000-09 | <u>Approved adjusting the base</u> |
| | | |
| 2. | William R. Snodgrass Tennessee Tower (Phase 3 Renovations) Change Order No. 27 Change Order Amount: \$129,623.00 Change Order Percent: 2.06 Cumulative Percent 13.97 SBC Project No. 529/079-01-1995 | <u>Approved adjusting the base</u> |

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on February 21, 2006.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Houston Barracks, Nashville**
(Fire Suppression System)
Estimated Project Cost: \$250,000.00
SBC Project No. 361/067-01-2006
Designer: **THOMAS MILLER & PARTNERS**
- 2) **University of Tennessee at Chattanooga**
(Site and Facilities Evaluation)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-2006
Designer: **FRANKLIN ASSOCIATES**

- 3) **University of Tennessee at Knoxville**
(Facilities Evaluation)
Estimated Project Cost: \$50,000.00
SBC Project No. 540/009-02-2006
Designer: **STUDIO 4 DESIGN**
- 4) **Davy Crockett Tower, Nashville**
(Emergency Repairs)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 529/077-01-2006
Designer: **GOBBELL HAYS PARTNERS**
- 5) **TN School for the Deaf, Knoxville**
(Fire Code Upgrade, Phase 2)
Estimated Project Cost: \$1,200,000.00
SBC Project No. 168/007-01-2005
Designer: **Rescind selection of Norris & Associates and select GRIEVE & ASSOCIATES**
- 6) **National Guard Armory, Paris**
(HVAC Replacement)
Estimated Project Cost: \$550,000.00
SBC Project No. 361/000-09-2005
Designer: **TLM ASSOCIATES**

The following was approved at the February 21 Executive Subcommittee meeting and is being recorded:

- 7) **Tennessee State University**
(Elliott Hall Exhibit Gallery Renovations)
Estimated Project Cost: \$610,000.00
SBC Project No. 166/001-02-2006
Designer: **MOODY-NOLAN**

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There being no further business, the meeting adjourned at 11:46 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration